

Article 3: Planned Districts

Division 19: The Centre City Planned District

*("The Centre City Planned District"
added 5-11-1992 by O-17764 N.S.)*

§103.1901 Purpose and Intent

The purpose of the Centre City Planned District is to establish design and development criteria to implement the Centre City Community Plan. This Division is intended to establish development standards that will:

- (a) Reinforce Centre City as the regional center for office, finance, government and cultural events.
- (b) Create neighborhoods with a residential emphasis.
- (c) Produce distinct mixed-use developments with the amenities and services necessary to support a vibrant urban center.
- (d) Maximize access, use and enjoyment of the waterfront.
- (e) Encourage gracefully designed buildings with sculptured, articulated building tops to achieve a more interesting and varied skyline.
- (f) Provide a pedestrian environment.
(Amended 5-11-1992 by O-17764 N.S.)

§103.1902 Definitions

"Adjacent Lot" means a lot that abuts another lot for a distance not less than twenty-five (25) feet along a side or rear lot line or would so abut for such a distance if not separated by an alley.

"Atrium" means an opening through two (2) or more floor levels (other than enclosed stairways, elevators, hoistways, escalators, plumbing, electrical, air conditioning or other equipment) which is enclosed at the top.

"Blank Wall" means any wall not enhanced by architectural detailing, artwork, landscaping, windows, doors, or similar features.

"Building Line" means the location of an exterior wall of a building nearest to and most nearly parallel to a property line.

"Building Materials" means all materials visible from the exterior of a development, including materials used for walls, roofs, structure windows, doors, architectural or decorative features applied to the facade and trim.

"Centre City Development Permit" means all permits which are required pursuant to this section.

"Common Open Space" means those usable spaces commonly accessible to all residents and users of the building.

"Comprehensive Sign Design Plan" means building design and signs integrated into one architectural plan. The comprehensive plan must show the location, dimensions and materials of the sign.

"Conditional Use" means any use that requires a Conditional Use Permit subject to the regulations set forth in Section 103.0105.

"Cornice" means a decorative, projecting member which crowns or finishes the top of a wall.

"Court" means an open space unobstructed to the sky, located at or above grade level on a lot, and bounded on two (2) or more sides by walls of a building.

"Encapsulate" means enclosure of a space or area by a solid material that is compatible and integrated with the material and architectural design of the project from the adjacent or contiguous development or the public right-of-way.

"Floor Area Ratio" means the numerical value obtained by dividing the total Gross Floor Area of building(s) by the area of the lot of premises, and as further defined in Land Development Code Section 113.0103.

"Gross Floor Area" means the total horizontal square footage of existing, proposed or potential floors of building(s) or portion thereof, included within the exterior surface of the surrounding exterior walls. The Gross Floor Area is calculated in relationship to the structure and grade adjacent to the exterior walls of a building, and as further defined in Land Development Code Section 113.0103.

"Habitable Room" means any room except kitchen, hall, bathroom and toilet compartments.

"High Rise" means a building exceeding one hundred twenty-five (125) feet in height.

"High-Rise Building Elements" means high-rise buildings with the following elements: base, tower, and roof. The tower may be subdivided into transition floors, a lower tower, and an upper tower.

"Land Use Mix" means a percentage distribution of a building's gross floor area devoted to residential or nonresidential uses.

"Logo" means an identifying symbol using graphics, color schemes, figures, hieroglyphics, numerals, letters or words.

"Low Rise" means a building with a maximum height of fifty (50) feet.

"Mass and Scale" means the visual perception of the organization of the gross floor area of the structure compared to adjoining development.

"Midrise" means a building ranging in height from fifty (50) feet to one hundred and twenty-five (125) feet.

"Mixed Use Development" means developments in which two (2) or more land uses are permitted.

"Off-Site Parking" means parking in a privately or publicly owned parking lot or structure that is not located on the same lot as the use it serves.

"Pedestrian Entrance" means a functional entrance or door that is accessible to the general public and provides access to commercial, residential or "street level" uses as defined in this Section 103.1902. This does not include entrances to mechanical equipment or storage areas, emergency exits, or decorative nonfunctional doors and entrances.

"Private Open Space" means an area connected or immediately adjacent to a dwelling unit. The space can be a balcony, ground or above grade patio or adjoining roof area used exclusively by the occupants of the dwelling unit.

"Recreational Facilities" means facilities ancillary to a residential complex, including swimming pools, saunas, and courts.

"Reflective Glass" means a glazing material which obscures vision and has limited transparent qualities.

"Religious Assembly" means facilities for religious worship and incidental religious education.

"Residential Density" means a measure of housing, expressed in dwelling units per acre ("DUPA").

"Schools - Public and Private" means a building used for the primary purpose of education.

"Screening" means partial enclosure of a space or area by a solid material that is compatible and integrated with the materials and architectural design of the project from adjacent or contiguous development or public right-of-way.

"Skyviews" means a horizontal and near-horizontal view of the sky.

"Small Lot Development" means a designation applied to a legal lot of ten thousand (10,000) square feet or less.

"Stepback" means a separation between a specified plane or line (such as a property line) and structural or building elements.

"Street Level Uses" means uses that are accessible to the general public which generate walk-in pedestrian clientele and contribute to a high level of pedestrian activity. Uses that generate pedestrian activity include retail shops, restaurants, bars, theaters and the performing arts, commercial recreation and entertainment, personal and convenience services, hotels, banks, travel agencies, airline ticket agencies, child care services, libraries, museums and galleries.

"Tenant Improvements" means minor interior or exterior improvements, such as the finishing or remodeling of interior space to accommodate a new tenant or occupant, the installation of ancillary mechanical equipment, and the replacement of doors and windows. This does not include building rehabilitation or renovation, structural modifications or exterior modifications to the design, form or materials of a building.

"Urban Open Space" means any usable space accessible to the general public which is one thousand (1,000) square feet or greater in size such as plazas, parks, etc.
(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1903 Boundaries and Applicable Districts

This Division applies to all property located in the Centre City Community Planning Area shown in Figure 1 of Chapter 10, Article 3, Division 19, except for lands within the jurisdiction of the San Diego Unified Port District which are subject to the provisions of the San Diego Port District Act, the Tidelands Trust and the California Coastal Act of 1976, the Navy Broadway Complex, and land within the jurisdiction of the Gaslamp Quarter Planned District and Marina Planned District, codified in the San Diego Municipal Code as Chapter 10, Article 3, Division 4 et seq., and Chapter 10, Article 3, Division 20 et seq., respectively.

(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1904 Administration and Required Permits**(a) Administration**

The President of Centre City Development Corporation or his or her designee (the "President") shall administer this Division to ensure compliance with the regulations and procedures of this Division and the Centre City Community Plan. The City Manager shall administer the issuance of Zoning Use Certificates ("ZUCs") in compliance with the land use classifications permitted in TABLE 4 of Chapter 10, Article 3, Division 19, Land Use Classifications Permitted by Land Use Districts, and Figure 2 of Chapter 10, Article 3, Division 19, Land Use Map.

(b) Permit Required

- (1) The provisions of this Division apply to any construction, erection, conversion, establishment, alteration, enlargement, or change in use in any area of Centre City identified in Section 103.1903.
- (2) The requirements of this Division shall be subject to, and any conflicting requirements shall not apply to, any Disposition and Development Agreement or Owner participation Agreement entered into by the Redevelopment Agency of The City of San Diego, or Development Agreement entered into by The City of San Diego, prior to May 11, 1992, along with any amendments made thereto, including those amendments made after May 11, 1992.

- (3) The requirements of this Division shall not apply to modifications, repairs or other alterations which do not require any type of permit issued by The City of San Diego.
 - (4) The requirements of this Division shall not apply to tenant improvements. However, tenant improvements exceeding two hundred fifty thousand dollars (\$250,000) in value shall meet the requirements of the Centre City Streetscape Manual.
 - (5) No permit may be issued for the construction, erection, conversion, establishment, alteration, enlargement, or change in use in any area of Centre City identified in Section 103.1903 until the owner or applicant obtains approval of a Centre City Development Permit from the President.
- (c) Use of Existing Structures
- Structures existing as of May 11, 1992, may be reused for any land use classification permitted within that land use district (the residential land use requirements of the Mixed Use/Residential Emphasis or the Hotel/Residential Districts would not apply) as set out in Table 4 of Chapter 10, Article 3, Division 19, provided that there is no alteration, enlargement, or rehabilitation of the existing structure which results in an increase of gross square footage or an increase in the number of on-site parking spaces.
- (d) Previously Conforming Uses
- (1) Any existing use in a structure existing as of May 11, 1992, that does not meet the criteria established by this Division will be considered a previously conforming use.
 - (2) If the previously conforming use does not meet the residential land use requirements of the Mixed Use/Residential or the Hotel/Residential Districts but is otherwise a permitted use as shown in Table 4 of Chapter 10, Article 3, Division 19, then it may be expanded or enlarged up to one hundred percent (100%) of the existing gross square footage of the building.
 - (3) If the previously conforming use is on a five thousand (5,000) square foot lot or less and is otherwise a permitted use as shown on Table 4 of this Division, it may be expanded up to the maximum floor area ratio.

- (4) The strict application of the property development regulations contained in Section 103.1915(e), (f), (h), (j) and (k) as they apply to conversion, alteration, or enlargement of existing structures may not meet the purpose and intent of this Division.

Therefore, the President may grant exception to the property development regulations of Section 103.1915(e), (f), (h), (j) and (k), for the conversion, alteration or enlargement of existing structures if all of the following conditions are met:

- (A) The condition is unique to the property in question and is not created by an action or actions of the property owner or applicant.
- (B) The strict application of the requirements of this Division will constitute unnecessary hardship upon the property owner represented in the application.
- (C) Granting the exception will not adversely affect the health, safety, prosperity, or general welfare of adjacent property owners or residents.
- (D) Granting the exception will not conflict with the purpose and intent of this Division.
- (5) Discontinuance of a previously conforming use for a continuous period of twelve (12) months or more, is deemed an abandonment of any previously conforming rights existing at the enactment of the Division.

(e) Historic Sites

- (1) The President shall review all project proposals that alter a designated historic site or any site listed in the Historic Site Inventory of Centre City East, November 1988; the Historic Site Inventory of Core, May 1989; and the Historic Inventory of Bayside, May 1989 (the "Historic Site Inventory") which has not yet been considered for designation by the Historical Resources Board.
- (2) The President may approve minor alterations (as determined by the President) to a designated historical resource or a site listed in the Historic Site Inventory which has not yet been considered for designation by the Historical Resources Board.

- (3) Other than minor alterations to a designated historic site or site listed in the Historic Site Inventory which has not yet been considered for designation by the Historical Resources Board shall be reviewed by the Historical Resources Board.
- (f) Demolition Permits
 - (1) No permits shall be issued for the demolition or removal of any building or structure unless the application for the permit has been approved by the President. If any structure or building is intentionally demolished or substantially damaged without obtaining a demolition permit, a building permit for that site will not be issued for a period of one year or a previously issued permit may be revoked for the period of one year. If the site was a designated historical resource, a permit will not be issued for two (2) years or a previously issued permit may be revoked for a period of two (2) years.
 - (2) The President may not approve an application for a demolition permit unless it is determined that the site in question is not a designated historical resource or a site listed in the Historic Site Inventory which has not yet been considered for designation by the Historical Resources Board. The President shall make the determination within ten (10) working days of the receipt of the application in the offices of the Centre City Development Corporation ("CCDC"). If the President does not make the determination within that specified period, the site shall be deemed not to be a designated historical resource or a site listed in the Historic Site Inventory which has not yet been considered for designation by the Historical Resources Board. If the site is found to be listed in the Historic Site Inventory and has not yet been considered for designation by the Historical Resources Board, the demolition or removal permit application shall not be approved for ninety (90) days or until the Historical Resources Board has made a formal determination of the site's historic significance, whichever occurs first. The provisions of this section do not apply to the following:
 - (A) Any building or structure found by the City Manager of The City of San Diego to present a hazard to public health or safety and for which an emergency permit for demolition must be issued; or

- (B) Any permit approved by the President, Centre City Development Corporation Board, Planning Commission, Redevelopment Agency of The City of San Diego, or City Council as part of a development project submitted, reviewed and approved in accordance with this Division, and provided that such development application includes an environmental document prepared in accordance with the California Environmental Quality Act which describes and addresses the historic or architectural significance of the property. That environmental document shall be reviewed by the Historical Resources Board for the purpose of recommending to the President whether the proposed project should be approved, modified or denied based on the importance of the existing building(s) or structure(s).
- (g) Other Applicable Planning and Zoning Regulations
 - (1) In evaluating and reviewing the appropriateness of any development for which a Centre City Development Permit is required, the President shall utilize the provisions of this Division and the following as they apply and as they may be subsequently amended:
 - (A) Centre City Community Plan; April 28, 1992.
 - (B) Redevelopment Plan for the Centre City Redevelopment Project; April 28, 1992.
 - (C) Redevelopment Plan for the Horton Plaza Redevelopment Project; July 25, 1972.
 - (D) City of San Diego/Port District Memorandum of Understanding regarding the Central Bayfront Design Guidelines, September 25, 1989, on file in the office of the City Clerk as Document No. RR-274457.
 - (E) Centre City Parking Ordinance; April 28, 1992.
 - (F) Centre City Transit Ordinance; April 28, 1992.
 - (G) Centre City Streetscape Manual; April 28, 1992.

- (2) Notwithstanding the provisions of Section 103.0105, the President shall be the decision maker for the purpose of granting conditional use permits within the boundaries delineated in Section 103.1903.

The President shall grant conditional use permits according to the provisions of Section 103.0105, Land Development Code Chapter 12, Article 6, Division 3 (Conditional Use Permit Procedures), and Chapter 14, Article 1 (Separately Regulated Use Regulations). In all cases, the appeals procedures shall remain the same for conditional use permits in Section 103.1904(g)(2), with the following exception:

For the conditional use permits listed in Section 103.0105 that are decided by Process Five, the President shall serve as the decision maker, but appeals shall be heard by the City Council, following a recommendation to the City Council by the Planning Commission as set out in Land Development Code Section 112.0509.

- (3) Where not otherwise specified in this Division, the following chapter of the Land Development Code apply:

Chapter 11 (Land Development Procedures);
 Chapter 12 (Land Development Reviews);
 Chapter 13 (Zones);
 Chapter 14, Article 1 (Separately Regulated Use Regulations);
 Chapter 14, Article 2, Division 1 (Grading Regulations);
 Chapter 14, Article 2, Division 2 (Drainage Regulations);
 Chapter 14, Article 2, Division 3 (Fence Regulations);
 Chapter 14, Article 2, Division 4 (Landscape Regulations);
 Chapter 14, Article 2, Division 5 (Parking Regulations);
 Chapter 14, Article 2, Division 6 (Public Facility Regulations);
 Chapter 14, Article 2, Division 8 (Refuse and Recyclable
 Materials Storage Regulations);
 Chapter 14, Article 2, Division 12 (Sign Regulations);
 Chapter 14, Article 3 (Supplemental Development
 Regulations);
 Chapter 14, Article 4 (Subdivision Regulations);
 Chapter 14, Article 5 (Building Regulations);
 Chapter 14, Article 6 (Electrical Regulations); and
 Chapter 14, Article 7 (Plumbing and Mechanical Regulations)

- (4) In case of conflict with any other applicable legislation the regulations of this Division shall apply.

- (5) The Navy Broadway Complex and other Navy property is located within the boundaries of various areas and districts described in this Division. Redevelopment of the Navy Broadway Complex, bounded by Broadway to the north, Pacific Highway to the east, and Harbor Drive to the west and south, is expected to be developed in accordance with the Navy's development plan and urban design guidelines as specified in a development agreement with the City and incorporating the Central Bayfront Design Principles adopted by the Bayfront Complex Coordinating Group on September 22, 1989, or as otherwise provided by law.

(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1905 Application Procedures

The preparation, submittal, and review of projects in Centre City shall proceed through the following progression: A. Basic Concept/Schematic Drawings; B. Fifty Percent (50%) Construction Drawings; and C. One Hundred Percent (100%) Construction Drawings.

(a) **Basic Concept/Schematic Drawings**

The design submittal shall illustrate the basic organization of the site. Plans shall be reviewed for two-dimensional considerations such as the relationship of land uses within the project, relationship of the project to proposed and existing land uses adjoining the site, siting considerations such as vehicular and pedestrian circulation, provision for urban open space, and three-dimensional images of the project. A narrative explanation of the design concept shall be provided.

(b) **Fifty Percent (50%) Construction Drawings**

This submittal shall be a refinement of and resolve issues identified during, Basic Concept/ Schematic Drawings, and shall include accurate site surveys, floor plans, elevations, sections, design details and a palette of exterior colors and materials. Other considerations such as pedestrian and vehicular circulation, landscape plans, provision for servicing, off-site improvement drawings, utility infrastructure and exterior architectural and urban design features shall be included as appropriate.

(c) One Hundred Percent (100%) Construction Drawings

These represent the final plans, specifications and other documentation as appropriate for the proposed project. These drawings shall illustrate how the conditions approving the previous submissions have been accommodated.

These drawings shall be in sufficient detail to obtain a building permit.

(Added 5-11-1992 by O-17764 N.S.)

§103.1906 Project Review Procedures

(a) Administrative Review

Upon receipt of a complete Centre City Development Permit application, the President shall conduct an administrative review of the subject project. No public hearing is required for this review.

(b) Exceptions

The President may grant a maximum deviation of fifteen percent (15%) [twenty percent (20%) for parcels ten thousand (10,000) square feet or less] to Section 103.1915(e)(2)(B) and (e)(2)(C) if all of the following conditions are met:

- (1) Any exception requested arises from a condition unique to the property in question and that is not ordinarily found in the same zone or district and is not created by an action or actions of the property owner or applicant.
- (2) The granting of an exception will not adversely affect the rights of adjacent property owners or residents
- (3) The strict application of the provisions of this Division and the Centre City Community Plan will constitute unnecessary hardship upon the property owner represented in the application.
- (4) The exception desired will not adversely affect the public health, safety, prosperity, or general welfare.
- (5) The granting of an exception will not be in conflict with other development and design criteria found in this Division, Centre City Community Plan or the Municipal Code.

(c) Permit Issuance

If the President approves a Centre City Development Permit, the application shall be referred to Building Inspection or the City Engineer for any other action as necessary.

(d) Permit Denial

Denial of any Centre City Development Permit application requires the President to issue findings in writing of nonconformance with the provisions of this Division and the Centre City Community Plan.

(e) Appeals

(1) Appeals of the President's determination can be made to the Planning Commission. Appeals must be submitted in writing to CCDC within ten (10) working days following the date of the President's decision.

(2) The following sections of this Division are appealable:

(A) Section 103.1915(e)(2)(D) regarding the articulation of the upper tower.

(B) Section 103.1906(b), denial of a request for an exception pursuant to the exception criteria.

(3) Any project that is appealed requires a Notice of Public Hearing ten (10) working days prior to the Planning Commission hearing. Noticing requirements of Land Development Code Chapter 11, Article 2, Division 3 (Notice) apply to this section.

(f) Permit Time Limits

Centre City Development Permit approval under this Division will be effective for a period of three (3) years. If a building permit has not been obtained within the three (3) years the Centre City Development Permit is invalid, and if the project is to proceed, the applicant must reapply for a Centre City Development Permit pursuant to legislation that exists at that time.

(g) Permit Revocation

The President at any time may revoke a Centre City Development Permit issued under this Division for failure to comply with the conditions of approval. Prior to such a revocation, the applicant shall be given a hearing after ten (10) calendar days' notice to show cause why the permit should not be revoked.

(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1910 Land Use Districts

Ten land use districts as shown in Figure 2 of Chapter 10, Article 3, Division 19, have been established to define geographic areas that allow specific land use classifications. In addition, specific uses are required on designated streets in Centre City, as shown in Figure 3 of Chapter 10, Article 3, Division 19. Permitted land use classifications within each land use district are shown in TABLE 4 of Chapter 10, Article 3, Division 19.

(a) Commercial Office District (CO)

This district is intended to accommodate government, business and professional offices, hotels, judicial facilities, and a variety of support commercial services and residential development.

(b) Recreation/Visitor/Marine District (RVM)

This district is expressly designed for application to the waterfront and is intended to accommodate major tourist and local visitor attractions, recreation areas and marine related industry.

(c) Mixed Use/Residential Emphasis District (MR)

- (1) This district is intended to accommodate high density residential with limited nonresidential uses that provide for an active street environment. At least eighty percent (80%) of the total gross floor area of a project must be a residential use. A maximum of twenty percent (20%) gross floor area or full ground floor, whichever is greater, may be used to accommodate nonresidential uses permitted in this district. For the portion of the MR District located east of Sixth Avenue and south of Market Street, the following "Public and Semi-Public" uses may be developed without residential use:

Park and Recreation Facilities
Schools, Public or Private
Cultural Institutions

- (2) Notwithstanding any other provisions of this Division, on a portion of the block bounded by Sixth Avenue, Seventh Avenue, Island Avenue and J Street, an alternative to the development otherwise permitted by this Division may be the specific development which is the subject of Centre City Development Permit No. 99-0490, if issued, and so long as the development of such portion of the block occurs in accordance with said Permit the changes in the Centre City Planned District Ordinance made by the Centre City Planned District Ordinance Amendments Pertaining to the Sports/Entertainment District and Related Matters shall not apply to such portion of the block.

(d) Mixed Use District (MU)

This district is intended to provide for commercial services that support office, business, professional and personal needs.

(e) Commercial Services District (CS)

This district is intended to provide for business, commercial and limited industrial uses that function in support of other downtown uses.

(f) Institutional District (IU)

This district is intended to accommodate civic, educational and recreational uses, both public and private.

(g) Hotel/Residential District (HR)

- (1) This district is intended to accommodate high intensity residential and hotel development. Hotel development is permitted without additional land-use mix restrictions.
- (2) Except as provided in Section 103.1910(g)(3), for all other projects, at least seventy-five percent (75%) of the total gross floor area of a project must be a residential use. A maximum of twenty-five percent (25%) or full ground floor, whichever is greater, may be used to accommodate nonresidential uses permitted within this district.

- (3) Centre City Development Permit No. 96-7331 may allow an alternative to hotel use or seventy-five percent (75%) residential/twenty-five percent (25%) nonresidential use on the property described as Lots "G" and "H" and Lot "I" of Block 211 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to the map thereof made by L.L. Lockling, on file in the office of the City Clerk as Document No. OO-18473.
- (4) Notwithstanding any other provisions of this Division, on the blocks bounded by Sixth to Eighth Avenues, south of L Street and north of Harbor Drive, an alternative to the development otherwise permitted by this Division may be the specific development which is the subject of Centre City Development Permit No. 99-0491, if issued, and so long as the development of such blocks occurs in accordance with said Permit the changes in this Division made by the Centre City Planned District Ordinance Amendments Pertaining to the Sports/Entertainment District and Related Matters shall not apply to such blocks.
- (5) On the site located at the southeast corner of 9th Avenue and Beech Street and described as Lot 1 of Clark Heights, according to Map. No. 5884 filed in the Office of the County Recorder of San Diego County, May 12, 1957, an alternative to the development otherwise permitted by this Division may be the specific development which is the subject of Conditional Use Permit 41-0228, including deviations from the standard development standards.
- (h) Sports/Entertainment District (SED)
- This district is expressly designed for application to sports and entertainment facilities and is intended to accommodate major sporting events and local visitor attractions, recreation areas, commercial development including retail, eating and drinking establishments, office uses, research and development facilities, parking, cultural institutions, and residential development.
- (i) Required Street Level Uses

Along the streets shown in Figure 3 of Chapter 10, Article 3, Division 19, at least seventy percent (70%) of the first story street wall frontage shall be devoted to Street Level Uses. For projects located within the Mixed Use/Residential Emphasis or Hotel/Residential District and fronting

designated Required Street Level Uses streets, the gross square footage of a project devoted to meeting the required street level use may be excluded from the calculation of the maximum nonresidential land use requirement.

(Amended 11-19-2001 by O-19009 N.S.)

§103.1911 Performance Standards

The following performance standards shall apply to all land use classifications including the use of existing structures, expansion of previously conforming land uses and proposed land uses.

- (a) No use, activity or process shall produce continual noise, vibrations or noxious odors that are perceptible without instruments by the average person at the property lines of a site.
- (b) No use, activity or process shall produce continual loading or unloading of heavy trucks at the site exclusive of permitted industrial uses.
- (c) All outdoor lighting shall be shielded or directed away so that direct light or glare does not adversely impact adjacent residential land uses.
- (d) All storage and mechanical equipment shall be enclosed in a structure and completely screened from view.

(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1913 Sports/Entertainment District Development Standards

- (a) Within the Sports/Entertainment District (SED), as shown in Figure 2 of Chapter 10, Article 3, Division 19, the Property Development Regulations listed in Section 103.1915 shall not apply with the exception of Subsections 103.1910(i) (Street Level Uses), 103.1915(d) (Floor Area Ratios), 103.1915(k) (Parking), and 103.1915(l) (Signage). In addition, Sections 103.1916 (Off-Street Loading Requirements), 103.1917 (Plaza Design Guidelines), and 103.1936 (Off-Street Parking requirements) shall not apply.
- (b) The City Council and Redevelopment Agency shall refer to the Sports/Entertainment District Design Guidelines of the Centre City Community Plan in the review and approval of all development within this district, except for any ballpark or other sports facility subject to specific agreements with the City Council and/or Redevelopment Agency. These Design Guidelines are intended to be used as a basis for design review, but are not to be considered regulatory as each individual development may not meet

each specific guideline.
(*“Sports/Entertainment District Development Standards” added 11-8-1999 by
O-18707 N.S.*)

§103.1914 Ballpark Protection Overlay Zone

In order to ensure land use compatibility between all land uses and activities within the area surrounding the proposed ballpark, a “Ballpark Protection Overlay Zone” is hereby established. All development within the Ballpark Protection Zone (excluding the ballpark itself), as shown in Figure 2 of Chapter 10, Article 3, Division 19, shall be required to comply with the following:

(a) Light, Glare and Shadow Impacts

All development proposals exceeding seventy-five (75) feet in height shall include a light, glare and shadow study evaluating adverse impacts from development on the ballpark operations. The development shall not produce light, glare or shadows which will interfere with any sports activity occurring within the ballpark or enjoyment of such activities by members of the public observing from the viewing stands.

(b) Noise Impacts

All development proposals shall include an acoustical analysis prior to obtaining building permits which specifies construction standards necessary to meet San Diego Municipal Code Chapter 5, Article 9.5 [the Noise Ordinance]. The analysis shall include anticipated, or actual, noise impacts from the ballpark as defined in the Subsequent Environmental Impact Report to the Final Master Environmental Impact Report for the Centre City Redevelopment Project for the proposed Ballpark and Ancillary Development Projects and Associated Plan Amendments, certified by City Council Resolution No. R-292363 [R-2000-368], and/or subsequent studies under the Report’s Mitigation and Monitoring Program.

(c) Signs

All development proposals within the area bounded by J Street, Seventh and Tenth Avenues, Park Boulevard and Harbor Drive (including the ballpark, Park at the Park and mixed use developments surrounding the park) shall include a comprehensive sign plan. All other signs within the Ballpark Protection Overlay Zone shall comply with the requirements the Centre City Planned District Ordinance as outlined in Section 103.1915(l). Signs which do

not meet these criteria may be proposed under a comprehensive sign plan. All comprehensive sign plans, with the exception of those plans for the ballpark, Park at the Park and mixed use developments directly adjacent thereto, within the Ballpark Protection Overlay Zone, shall be reviewed for consistency with the following objectives:

- (1) All signs shall be sized to be complementary to, and in scale with, the buildings on which they are placed. The design of the signs should reflect and complement the use of the building to the extent possible.
- (2) All signs shall be designed to be visible mainly from the immediate neighborhood, with an exception for high-rise building identification signs.
- (3) Signs shall not unreasonably impact surrounding residential neighborhoods.
- (4) Signs shall not be designed or placed to create a visual distraction to patrons within the ballpark or detract from the image of San Diego.

All comprehensive sign plans for the ballpark, Park at the Park, and mixed use developments surrounding the park shall be processed in accordance with Process Five (final review by City Council).

All other comprehensive sign plans may be approved, conditionally approved or denied by CCDC in accordance with Process Three. Appeals of CCDC's determination can be made to the Planning Commission. Appeals must be submitted in writing to CCDC within ten (10) working days following the date of CCDC's decision. Any determination that is appealed requires a Notice of Public Hearing ten (10) working days prior to the Planning Commission hearing.

("Ballpark Protection Overlay Zone" added 11-8-1999 by O-18707 N.S.)

§103.1915 Property Development Regulations

- (a) Lot Area and Minimum Lot Coverage: None.
- (b) Minimum Building Setbacks

None, except where specified in Section 103.1915(e), (f) and (g); and, the President may require a ten foot (10') setback where a project is adjoining an existing residential project to maintain minimum provisions for light and air.

(c) Building Height

- (1) Building height shall be measured from the average height of the ground plane to the roof parapet of the highest habitable floor. Uninhabited roof structures that conceal mechanical equipment or roof elements that add architectural interest to the structure shall not be included in the measurement of building height provided that:
 - (A) The structure provides multi- level roofs which establish a varied skyline;
 - (B) The structure provides a sloping roof; or
 - (C) The structure provides a combination of (a) and (b) above.
- (2) In no case shall the exception to height permitted by non-habitable space exceed the height of a cone projected by a forty-five (45) degree angle from the parapet of the lowest dimension of the floor plate of the highest habitable floor, or a maximum of thirty (30) feet.
- (3) Within the area located between Pacific Highway and California Street, Ash Street and Grape Street, the maximum height for structures is eighty-five (85) feet above grade.
- (4) Maximum building heights are determined by Sun Access Criteria, as per Section 103.1915(i).
- (5) Throughout the remainder of Centre City, building heights are determined by the Airport Approach Overlay Zone (Land Development Code Chapter 13, Article 2, Division 2), the Federal Aviation Administration (FAA), and the San Diego Unified Port District, as applicable.

(d) Floor Area Ratios

- (1) Floor area ratios are established for each site and determine the intensity of development in Centre City as set out in Figure 4 of Chapter 10, Article 3, Division 19.
- (2) For development infilled on a parcel which contains a designated historic structure, or where a designated historic structure is rehabilitated and integrated into the proposed project, the floor area

ratio of the designated historic structure may be excluded from the calculation of the total floor area ratio ("FAR") of the project provided that the historic, and/or architectural, character of the structure is not adversely impacted.

(3) Residential Incentive

Within the Residential Incentive Area, specified in Figure 5 of Chapter 10, Article 3, Division 19, a maximum floor area ratio increase of 2.0 may be permitted for the provision of at least eighty percent (80%) of the gross square footage developed as residential. The gross square footage of the project may be anywhere from one hundred percent (100%) to eighty percent (80%) residential. The remaining twenty percent (20%) of the gross square footage of the project may be any use that is permitted within that land use district.

(4) Street Level Use Incentive

Within the Street Level Use Incentive Area, specified in Figure 6 of Chapter 10, Article 3, Division 19, up to 2.0 of floor area ratio may be excluded from the calculation of the maximum permitted floor area ratio provided that the excluded floor area is:

- (1) within the building base;
- (2) is not located below the tower floor plate;
- (3) is not used as parking;
- (4) meets the street level development standards of Section 103.1915(f); and
- (5) meets the street level use requirements of Section 103.1910(h).

(5) Within the Sports/Entertainment District, specified in Figure 2 of Chapter 10, Article 3, Division 19, a floor area ratio of 6.5 shall apply throughout the district on the condition that a baseball park is developed within the district as authorized by Proposition C, approved by the voters of the City of San Diego on November 3, 1998 [Ordinance No. O-18613 (New Series)]. To implement the intent and

purposes of Ordinance No. O-18613 [New Series], in connection with the issuance of a Centre City Development Permit, transfers may be approved of any portion of the floor area permitted pursuant to this Section 103.1915(d)(5) from the baseball park and/or the Park at the Park (as defined in the Centre City Community Plan), to any other property within the district, if in each case such property to which the applicable floor area is transferred (1) is developed pursuant to a common plan or program with the property from which the floor area is transferred as approved by the City Council, and (2) if appropriate covenants, conditions and restrictions are imposed on the affected properties to memorialize the reallocation of permitted floor areas. However, in no event shall development which is issued a Centre City Development Permit after November 8, 1999 be allowed in the district, which would result in average daily traffic (ADT) trips from such development (excluding ADT trips from a baseball park and Park at the Park) in excess of 55,128 cumulative ADT trips where ADT trips for the applicable land uses are calculated based on Centre City Cumulative Trip Generation Rates, Table 5 of Chapter 10, Article 3, Division 19, as applied to the floor areas of the respective developments.

(e) Building Bulk

Different bulk controls are established for structures less than one hundred twenty-five (125) feet tall and for structures one hundred twenty-five (125) feet tall and greater. Bulk controls address the architectural design of specific projects to avoid unarticulated, box-like buildings.

- (1) Bulk criteria for buildings less than one hundred twenty-five (125) feet tall:
 - (A) Maximum floor plate dimension and upper tower setbacks are not required.
 - (B) The top of the building facade will be visually terminated through the use of cornices, stepped parapets, hip and mansard roofs, stepped terrace, domes and other forms of multifaceted tops, as specified in Figure A of Chapter 10, Article 3, Division 19.
- (2) Bulk criteria for buildings one hundred twenty- five (125) feet tall and greater define three (3) different elements of a building: the base,

lower tower and upper tower, as specified in Figure B of Chapter 10, Article 3, Division 19.

- (A) The building base is the lower portion of the building and defines the street wall. The maximum and minimum height of the building base shall be as specified in Section 103.1915(f)(2).
- (B) The lower tower is defined as seventy-five percent (75%) of the portion of the building height above the building base (the height shall be measured from the first horizontal stepback at or above thirty (30) feet). Above the building base, a twenty-five-foot (25-foot) stepback (thirty (30) feet within the Waterfront District as shown in Figure 8) is required from the property line to the lower tower. The stepback may occur incrementally within the area defined by a forty-five (45) degree angle originating from the property line of the opposite side of the street.
- (C) Maximum floor plate dimensions apply to the lower tower and differ for buildings between one hundred twenty-five (125) and three hundred fifty (350) feet and for those greater than three hundred fifty (350) feet in height. Maximum floor plate sizes are shown in the following TABLE 1 OF SECTION 103.1915.

TABLE 1 OF SECTION 103.1915
MAXIMUM FLOOR PLATES

Building Height	Max. Floor Plate
125-350 feet	21,000 sq. ft.
+350 feet	22,000 sq. ft.

- (D) The upper tower is defined as the remaining twenty-five percent (25%) of the tower height above the building base. To achieve "articulation" of the building form in the upper portions of the tower, the upper tower will be built to achieve a reduction of building mass proportional to the mass of the lower tower as shown in Figure C of Chapter 10, Article 3, Division 19.

- (3) Building tops and roof treatments: Penthouse space, mechanical equipment, heliports, and vertical and decorative roof attachments are permitted above the upper tower that are an integral part of the architectural design. All mechanical equipment, appurtenances and access areas shall be completely architecturally screened and enclosed.

The addition of pylons, chimneys, or obelisk, with a maximum cross-sectional plan area of one hundred (100) square feet that meet Federal Aviation Administration (FAA) and building code requirements, will be permitted.

- (4) Cornices and decorative projections are permitted at any level of the building.

(f) Street Level Development Standards

(1) Street Wall

- (A) The street wall is the building facade along a property line adjacent to any public right of way. The street wall may include arcades, colonnades, recessed entrances, private open space, public plazas, urban open space and mid-block connectors, such that:

- (i) Arcades and colonnades shall be a minimum width of five (5) feet.
- (ii) Recessed entrances shall not exceed twenty-five (25) feet in length and shall be within fifteen (15) feet of the property line.
- (iii) Public plazas and open space shall meet the criteria of the Plaza Design Guidelines of the Centre City Community Plan to qualify as a street wall.
- (iv) Mid-block connectors shall be as defined in the Centre City Community Plan to qualify as a street wall.

- (B) A street wall is required along one hundred percent (100%) of the total linear property line adjacent to the public right-of-way. The street wall shall be located at, or within five (5) feet of the street property line.

(2) Street Wall Height

- (A) The maximum street wall height is a 1:1 ratio to the width of the adjacent public right-of-way unless otherwise specified by Sections 103.1915(g) and (i); e.g., if the right of way is eighty (80) feet the maximum height of the street wall is eighty (80) feet as shown in Figure D of Chapter 10, Article 3, Division 19.
- (B) Except as provided in Section 103.1915(f)(2)(B), the minimum street wall height is thirty feet (30'). Projects meeting all other requirements of Sections 103.1915(f)(1)(A)(iii) and (iv) and Sections 103.1915(k)(3) and (4) may have a street wall height of less than thirty feet (30').
- (C) On sites with slopes greater than five percent (5%), the height of the street wall shall be measured at the midpoint of each bay as shown in Figure E of Chapter 10, Article 3, Division 19, as defined in Section 103.1915(f)(3)(A).

(3) Street Wall Facade

- (A) The street wall facade shall be architecturally modulated by bays that are not more than fifty (50) feet in width. A smaller module may be super-imposed within the larger bay.
- (B) Bays within the street wall shall be defined by changes in the rhythmic pattern of window openings, bay windows, awnings and canopies, entrances, balconies, arcades, columns, pilasters, plane of the facade, materials and color, or other architectural features.
- (C) Major entrances, corners of buildings, and street corners shall be articulated within the street wall facade.
- (D) Within the area between three (3) feet and twelve (12) feet above the sidewalk, required entries and windows shall be transparent, e.g. clear or lightly tinted glass.
- (E) Blank wall area shall be any street wall area that is not transparent (including solid doors and mechanical areas but not including garage entrances). The maximum total blank wall

area is thirty percent (30%) of the first story street wall. The maximum length of any continuous blank wall is fifteen (15) feet; however, the maximum length may be increased to thirty (30) feet if the wall area is enhanced with architectural detailing, ornamentation, or art work.

(4) Pedestrian Entrances

- (A) Pedestrian entrances shall be provided for all uses adjacent to the public right-of-way. Such pedestrian entrances shall be directly accessible from the public right-of-way. At least one separate pedestrian entrance shall be provided for each frontage adjacent to the public right-of-way.
- (B) Pedestrian entrances shall have direct access at the grade of the sidewalk.

(g) View Corridor Stepbacks

- (1) Stepbacks are required along those streets shown in Figure 7 of Chapter 10, Article 3, Division 19. Required stepbacks shall be measured from the property line, above the sidewalk along the designated Centre City view corridors as specified in the following TABLE 2. Where the public right-of-way or sidewalk is required to be widened, the view corridor shall be taken from the new property line.
- (2) The ground level right-of-way width along Juniper, Date, A, B, C, E, F, and G Streets and Fifth and Sixth Avenues will be the same average dimension as the existing street right-of-way for each street; e.g., eighty (80) feet.
- (3) Elevated pedestrian walkways or "skytubes," or gross floor area may not be constructed above, over, or within existing or designated public rights-of-way or view corridors unless compelling reasons exist to ensure safe pedestrian movements and where no feasible alternatives for pedestrian access are available.

**TABLE 2 OF SECTION 103.1915
VIEW CORRIDORS**

STREET	STEPBACK	STEPBACK ELEVATION
Laurel	15'	30'

(11-2001)

Juniper	15'	30'
Hawthorn	15'	30'
Grape	15'	30'
Date	15'	30'
Fir	15'	30'
Cedar	15'	Ground Level
Beech	15'	30'
Ash	25'	50'
A	25'	50'
B	25'	50'
C	15'	50'
Broadway *		
West of Kettner*	50'	Ground Level
Between Kettner and 12 th Avenue	15'	Ground Level
Between Kettner and 12 th Avenue	10'	90'
E	25'	50'
F	25'	50'
G	25'	50'
Market	25'	50'
Fifth	15'	65'
Pacific Highway	15'	50'

*Street Wall and Building Bulk requirements (25' stepback above the building base) apply along the length of Broadway.

(h) Building Orientation

Building orientation criteria are established to reduce the impact of taller building elements within the Waterfront District and Sun Access areas.

- (1) Within the Waterfront District as shown in Figure 8 of Chapter 10, Article 3, Division 19, the maximum north-south plan dimension is one hundred forty (140) feet above the building base. Multiple towers within a block must be separated by a minimum of forty (40) feet.
 - (2) Within designated Sun Access areas and those blocks located between Pacific Highway and California Street and between Laurel and Ash Streets, the maximum north- south plan dimension is one hundred (100) feet above ninety (90) feet.
- (i) Sun Access Criteria
- (1) Sun access criteria are established to maintain adequate sunlight and air to sidewalks and residential areas during the winter solstice (December 21) between 10:30 a.m. and 1:30 p.m. View corridor, building bulk and building orientation criteria also apply to sun access areas.
 - (2) Sun access criteria apply to the areas designated on Figure 9 of Chapter 10, Article 3, Division 19, and establish a building envelope which applies to the entire block. There are two different building envelopes, the Sun Access Envelope and the Transition Envelope.
 - (A) The Sun Access Envelope is defined by a fifty-foot (50-foot) street wall along all street frontages. Above the fifty-foot (50-foot) street wall on the east and west block faces, a forty-five (45) degree angle defines the envelope up to their point of intersection which is one hundred fifty (150) feet. On the north and south block faces, above the fifty-foot (50-foot) street wall, a fifteen-foot (15-foot) stepback is required. The Sun Access Envelope is shown on Figure F of Chapter 10, Article 3, Division 19.
 - (B) The Transition Envelope is defined by the Street Level Development Standards of this Division on the east, west, and south block faces. The north block face is the same as that of the Sun Access Envelope as defined in Section 103.1915(k)(2)(A). Transition heights are permitted by a thirty-four (34) degree angle, originating from a height of eight

(8) feet above the sidewalk from the opposite street wall. The Transition envelope is shown on Figure F of Chapter 10, Article 3, Division 19.

(j) Vehicular Access

- (1) The maximum linear feet of curb cut for vehicular access shall be calculated at a ratio of 1.0 linear foot per five hundred (500) square feet of site area.
- (2) No vehicular access curb cut may be closer than sixty-five (65) feet from the curb line of the closest intersection or closer than eighty (80) feet from the nearest curb cut except for parcels of five thousand (5,000) square feet or less, in which case the aforementioned dimensional criteria shall be reduced by one-half.
- (3) No curb cuts for vehicular access are permitted on the designated streets as shown in Figure 10 of Chapter 10, Article 3, Division 19. A curb cut may be permitted on these streets if it serves a residential development.
- (4) All vehicular access must be provided perpendicular to the public right-of-ways. Curb cuts for one-way traffic may be no less than ten (10) feet or greater than twelve (12) feet in width. Curb cuts for two-way traffic may be no greater than thirty (30) feet in width, and as satisfactory to the City Engineer.

(k) Parking

(1) Project Parking

- (A) All parking that is incidental and associated with a project shall be enclosed and architecturally integrated into the structure.
- (B) For Commercial/Professional office uses and for all other uses with a floor area ratio greater than 4.0, at least two (2) levels of parking shall be accommodated below grade prior to the provision of any above grade parking with the following exceptions:
 - (i) Below grade parking shall not be required for parcels that are ten thousand (10,000) square feet or less.

- (ii) For development infilled on sites which contain historic structures, designated pursuant to applicable Municipal Code sections, an exception to below grade parking requirements may be permitted by the President. All other parking requirements shall apply.
 - (iii) For development on sites proven to be significantly impacted by the water table, the provision of below grade parking may constitute unnecessary hardship upon the property owner. However, where parking is permitted above grade, special attention shall be given to its architectural treatment and encapsulation. All other parking requirements apply.
 - (iv) Below grade parking shall not be required for development located within the Sports/Entertainment District.
- (C) At least fifty percent (50%) of the street wall of any project parking or structured parking, excluding vehicular access areas, shall include street level uses, except as provided herein. When the President determines that there is not sufficient pedestrian traffic at the time the permit is issued to support street level uses, he or she may grant an exception to this requirement if the parking structure is designed to accommodate street level uses in the future. The space shall be designed in accordance with these street level parking structure criteria: (1) Ground floor retail space shall have a minimum depth of twenty-five(25)feet; (2) Ground floor retail/commercial space shall have a minimum finished ceiling height of ten (10) feet, (3) Ground floor finished floor elevations shall match the sidewalk elevations at least every one hundred (100) feet; (4) At least one(1) shaft for hood vents for every one hundred (100) linear feet of frontage shall be provided; (5) Provisions for loading and trash enclosures shall be provided.
- (D) Subject to making the findings in Section 103.1915(k)(1)(D)(i) and (ii), the President may grant an exception to the requirement for street uses:

- (i) The location for proposed project parking or structured parking is not suitable for street level uses due to environmental, topographic or other site conditions unique to the subject property.
 - (ii) The construction of street level uses conflicts with other applicable requirements of law.
 - (E) If the President grants an exception, then the use of enhanced architectural elements, landscaping or other design features under Section 103.1915(k)(1)(D) may be required.
 - (F) To the extent possible, vehicles, structural elements, interior lights and mechanical equipment shall be screened from view from the public right-of-way.
 - (G) Lighting levels shall meet the requirements of the Illuminating Engineers Society's Manual, as may be amended from time to time.
- (2) Structured Parking
- (A) Structured parking shall include all parking structures that are a primary use, or are off-site and incidental and associated with a project.
 - (B) Structured parking shall be permitted throughout the Planning Area as a conditional use subject to the criteria of Section 103.1915(k)(4).
 - (C) Structured parking shall meet all Project Parking criteria of Section 103.1915(k)(1).
 - (D) For every vehicular access point to any public structured parking, there shall be at least one four-by-four foot, internally illuminated, cabinet sign, clearly visible to pedestrians and motorists with the international parking symbol: a white letter "P" on a green background. Additional space may be added to the sign to indicate whether the lot is full, or to provide information on prices, ownership, management, hours of operation, and whether it is for private or public parking. The four-by-four foot square parking sign shall not be reduced or

encroached upon by this additional information. The four-by-four foot square parking sign shall not be included in calculations regarding other signage for the structure.

(3) Surface Parking

(A) Surface parking shall include all nonstructured parking lots and may be permitted throughout the planning area as a conditional use.

(B) A thirty-six inch (36") high barrier shall be provided along the property line adjacent to any public right of way. Gaps in the barrier may be provided for vehicular and pedestrian access. Each barrier shall consist of:

(i) A solid concrete or masonry wall on all streets designated as "gateway streets" in the Centre City Streetscape Manual. A solid concrete or masonry wall is allowed by permit only on all other streets. The wall shall be configured to provide a twelve-inch (12") square planting pocket at least every twelve and one half feet (12'-6") on the sidewalk side of the wall. Climbing vines or shrubs shall be planted so that the sidewalk side of the wall is fully covered by the vines or shrubs within three(3) years of being planted. An automatic irrigation system shall be installed to water the vines or shrubs. Curb or wheel stops shall be placed at least two and one half feet (2'-6") inside the wall; or

(ii) A black, vinyl-coated chain-link fence is permitted on all streets other than those designated as "gateway streets" in the Centre City Streetscape Manual. The fence shall be placed directly against the sidewalk property line(s) with at least one twelve-inch (12") square planting pocket every twelve and one half feet (12'-6") on the parking side of the fence. Climbing vines or shrubs shall be planted so that the sidewalk side of the fence is fully covered by the vines or shrubs within three(3) years of being planted. An automatic irrigation system shall be installed to water the vines or shrubs. Curb or wheel stops shall be placed at least two and one half feet (2'-6") inside the wall.

- (iii) All surface parking lots shall meet the requirements of the Centre City Streetscape Manual for the improvement of the public right-of-way. A heavy timber or tubular steel trellis shall be erected directly behind each sidewalk property line in such a manner that the trellis does not overhang the public right-of-way. The underside of the horizontal elements shall be at least eight (8) feet above grade.
 - (C) At least one (1) tree per five thousand (5,000) square feet of lot area shall be provided for lots greater than thirty thousand (30,000) square feet. Trees shall be grouped or spaced within the interior of the lot.
 - (D) All trees shall be a minimum of thirty-six (36) inch box in size.
 - (E) An irrigation system for each tree shall be provided as required for proper irrigation, development, and maintenance of the vegetation.
 - (F) Wheel stops shall be placed at the edge of all barriers and landscape areas to protect them from damage.
 - (G) Lighting shall be provided to maintain security and safety within the lot. The Developer shall submit lighting level diagrams with the application for a conditional use permit. All lighting shall be shielded from surrounding uses.
 - (H) For every vehicular access point, there shall be at least one four-by-four foot square, internally illuminated, cabinet sign clearly visible to pedestrians and motorists with the international parking symbol: a white letter "P" letter on a green background. Additional space may be added to the sign to indicate whether the lot is full, or to provide information on prices, ownership, management, hours of operation, and whether it is for private or public parking. The four-by-four foot square parking sign shall not be reduced or encroached upon by this additional information.
- (4) In addition to the criteria of this Division, the President may require any additional measures to ensure land use, circulation and urban design compatibility with all structured, project and surface parking.

Such measures additional include:

- (A) Mitigation against negative views into parking lots and garages of the vehicles, sloping floors, roof tops, and the light and glare from vehicles and security lighting.
- (B) Mitigation against unusual levels of odors, vibrations, and noise.
- (C) Adequate operational and security measures to mitigate potential negative impacts on the surrounding neighborhood. In requiring such additional measures, the President shall give special consideration to the street level design of vehicular entrances, pedestrian entrances, streetscape, utilities and mechanical equipment, facade recesses, and other features of the streetwall. Should the President find that below-grade public parking is infeasible or impractical to provide, he or she may waive below grade parking requirements.

(l) Signage

- (1) Initial application for a sign permit shall be made to CCDC, in accordance with the requirements of Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations). The President of CCDC shall review the application and provide a recommendation to the City Manager within 10 calendar days from the date of receipt of the application.
- (2) In addition to the requirements of Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations) the following provisions apply:
 - (A) A comprehensive sign program is required.
 - (B) Signs, inflatable displays and banners cannot be placed on the roof of any structure.
 - (C) The sign (or any part of the sign) may not be located more than sixty-five (65) feet above the sidewalk. This is measured from the street property line closest to the sign.

- (3) Logos may be used on the upper tower of a building if the following criteria are met:
- (A) The logo must be designed as an integral part of the exterior of the building.
- (B) Logos may not be located on any two (2) adjacent facades.
- (C) The maximum area of the logo is based on building height as described on TABLE 3 OF SECTION 103.1915.

**TABLE 3 OF SECTION 103.1915
LOGO AREA**

Logo Area	Building Height
50 sq. ft.	65 - 125 feet
75 sq. ft.	126 - 200 feet
100 sq. ft.	201 + feet

(Amended 11-5-2001 by O-18999 N.S.)

**Table 5 of Chapter 10, Article 3, Division 19
Centre City Cumulative Trip Generation Rates**

LAND USE

COMMERCIAL-RETAIL

TRIP GENERATION RATE

Convenience Market:	
Open 15-16 Hours	37 trips/1,000 sq. ft.
Open 24 Hours	52 trips/1,000 sq. ft.
Lumber Store	
Restaurant:	
Quality	32 trips/1,000 sq. ft.
High Turnover (sit-down)	27 trips/1,000 sq. ft.
Fast Food (with or without drive-through)	35 trips/1,000 sq. ft.
Shopping Center:	
Neighborhood	48 trips/1,000 sq. ft.
Community	28 trips/1,000 sq. ft.
Regional:	
Less than 500,000 sq. ft.	0.65 [Ln(T)=0.756 Ln(x)+5.25]
500,000 sq. ft. or more	0.63 [Ln(T)=0.756 Ln(x)+5.25]
Speciality Retail Center (Strip Commercial)	18 trips/1,000 sq. ft.
Supermarket	60 trips/1,000 sq. ft.

FINANCIAL INSTITUTION

Bank:	
Excluding drive-through	25 trips/1,000 sq. ft.
With drive-through	31 trips/1,000 sq. ft.
Drive-through only	34 trips/lane
Savings and Loan	26 trips/1,000 sq. ft.

INDUSTRIAL

Industrial/Business Park	13 trips/1,000 sq. ft.
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(11-2001)

Large Industrial Park	7 trips/1,000 sq. ft.
Small Industrial Park	12 trips/1,000 sq. ft.
Warehousing	4 trips/1,000 sq. ft.
LIBRARY	14 trips/1,000 sq. ft.
LODGING	
Hotel (w/convention facilities/restaurant)	9 trips/1,000 sq. ft.
Motel	8 trips/1,000 sq. ft.
Resort Hotel	7 trips/1,000 sq. ft.
OFFICE	
Commercial Office:	
Less than 100,000 sq. ft.	0.85 [Ln(T)=0.756 Ln(x)+3.95]
100,000 sq. ft. or more	0.81 [Ln(T)=0.756 Ln(x)+3.95]
Corporate Headquarters/Single Tenant Office	
Less than 100,000 sq. ft.	0.62 [Ln(T)=0.758 Ln(x)+3.95]
100,000 sq. ft. or more	0.50 [Ln(T)=0.766 Ln(x)+3.95]
Government Office (Civic Center)	10 trips/1,000 sq. ft.
Medical Office	17 trips/1,000 sq. ft.
Post Office:	
Distribution (walk-in only)	11 trips/1,000 sq. ft.
Community (without mail drop lane)	18 trips/1,000 sq. ft.
Community (with mail drop lane)	27 trips/1,000 sq. ft.
Scientific Research and Development	7 trips/1,000 sq. ft.
RECREATION	
Movie Theater	7 trips/1,000 sq. ft.
RESIDENTIAL	
Multi-Family Unit:	
Under 20 dwelling units per acre	5 trips/dwelling unit
20 or more dwelling units per acre	4 trips/dwelling unit
Retirement/Senior Citizen Housing	2.5 trips/dwelling unit
Single Family Detached	6 trips/dwelling unit

Notes:

The above land uses are expected to generate less trips in Centre City than outside downtown because: In Centre City mass transit has a higher percentage of mode split; due to high density: "walk" trips are a greater percentage of internal trips; parking availability and costs (people do not necessarily park where they work or visit). The trip rates shown are based on "Development of Centre City Trip Generation Rates," by S. Pazargadi, August 1990.

Ln = Natural Logarithm (see notes on Table 1)

T = Trips

X = Gross Leasable Area in 1,000 square feet

§103.1916 Off-Street Loading Requirements

- (a) Off-street loading facilities shall be required for all developments which exceed a gross floor area of one hundred thousand (100,000) square feet.
- (b) All off-street loading areas shall be screened from view.
- (c) No off-street loading shall be required for any use occupying space in an existing building or structure that is renovated, converted or adapted for new use.

(Added 5-11-1992 by O-17764 N.S.)

§103.1917 Plaza Design Guidelines

The President shall refer to the Plaza Design Guidelines of the Centre City Community Plan in the review and approval of any urban open space that is one thousand (1,000) square feet or more in area and any urban open space proposed as an exception to required Street Level Development Standards.

(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1918 County Administration Center Design Zone

- (a) The County Administration Center Design Zone is located within the Waterfront District boundaries between Grape and Ash Streets and between Pacific Highway and California Street, and on one block immediately north and south of the County Administration Center as shown in Figure 11 of Chapter 10, Article 3, Division 19.
- (b) Any development proposal in this zone shall be reviewed by the County Chief Administrative Officer as well as the President regarding the design of the proposal prior to the issuance of a Centre City Development Permit.
- (c) Within the area located between Pacific Highway and California Street, Ash Street and Grape Street the maximum height for the structures is eighty-five (85) feet above grade.
- (d) The President shall refer to the Design Guidelines for The Pacific Highway - County Administration Center Design Zone, on file in the office of the Clerk of the Board of the County of San Diego and adopted by the County Board of Supervisors on April 24, 1990, in review and approval of any project within this zone.

(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1919 Alcohol Beverage Sale Permit

Establishments engaged in the sale of alcoholic beverages for "off-site consumption" or "on the premises of sale consumption" shall be required to obtain an alcohol beverage sale permit from the President.

- (a) The following conditions of approval for a "off- site consumption" permit shall apply:
 - (1) No wine or distilled spirits shall be sold in containers of less than seven hundred fifty (750) milliliters.

- (2) No malt beverage products shall be sold in less than six-pack quantities per sale.
 - (3) No wine shall be sold with an alcoholic content greater than fifteen percent (15%) by volume.
 - (4) No refrigerated or otherwise chilled alcoholic beverages shall be sold or maintained on the licensed premises.
 - (5) Quarterly gross sales of alcoholic beverages shall not exceed twenty percent (20%) of the quarterly gross sales of the establishment.
 - (6) No alcoholic beverages shall be sold or delivered except between the hours of 10:00 a.m. and 10:00 p.m. of each day of the week.
- (b) The following conditions of approval for a "on the premises of the sale consumption" shall apply:
 - (1) The sale of alcoholic beverages shall be an accessory or secondary use to the primary use of the property and the intended use must be a permitted use within that district.
 - (2) Liquor, beer and wine sales shall not exceed fifty percent (50%) of the total gross sales of the business conducted at that location. Food may be served throughout the premises at any time and entertainment may be permitted throughout the premises.
- (c) After considering the facts presented in the application, the President may grant such a permit if it is concluded at the hearing that all of the applicable criteria set forth above and in Section 103.0403(c) (Gaslamp Quarter Planned District) have been met. In granting the Alcoholic Beverage Sale Permit, the President may impose reasonable conditions to ensure compliance with the provisions of this Division.
- (d) The President may grant, with Police Department comment and review, an Alcoholic Beverage Sale Permit with the following conditions of approval:
 - (1) Allowing the sale of refrigerated or otherwise chilled alcoholic beverages.
 - (2) Allowing the off premises quarterly sales of alcoholic beverages not to exceed fifty percent (50%) of the quarterly gross sales of the

establishment.

- (3) Allowing uses as identified in Section 103.0408(f) (1)(A) relief from Section 103.0408(f)(3)(A)(iii) (Gaslamp Quarter Planned District).
- (e) The President may revoke an Alcohol Beverage Sale Permit if conditions as set forth in the permit are not being met. Prior to revocation, the permittee shall be given a hearing after ten (10) working days' notice to show cause why the permit should not be revoked.
(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1925 Land Use Classifications

Land use classifications describe one or more uses having similar characteristics but do not list every use or activity that may be appropriate within the classification. The President shall determine whether a specific use falls within one or more of the use classifications described in Table 4 of Chapter 10, Article 3, Division 19, entitled LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS.

- (a) Residential
 - (1) Group Residential: Shared living quarters without separate kitchen facilities for each room or unit. This classification includes boarding houses, dormitories and private clubs. It does not include single room occupancy hotels or any community and human care facilities.
 - (2) Live/Work Quarters (Loft): An area comprised of one or more rooms or floors in a building originally designed for industrial or commercial occupancy, and new construction, that includes cooking space, sanitary facilities and working space for artists, artisans, and similarly situated individuals and as set forth in Land Development Code Section 141.0311.
 - (3) Living Units: An enclosed space of more than one hundred fifty (150) net square feet which is not required to, but may contain a full or partial kitchen and bathroom and as further described in Section 103.1959.
 - (4) Multifamily Residential: Two (2) or more dwelling units on a lot.
 - (5) Senior Citizens Housing: At least one person residing in each unit shall be at least sixty-two (62) years of age or physically handicapped

except for projects of one hundred fifty (150) units or more where a resident aged fifty- five (55) or over is deemed to be a "senior." Senior housing may also include facilities meeting state and federal program standards.

(b) Commercial/Professional Office

- (1) Professional and Business Offices: Offices of entities or organizations providing professional, executive, management, travel, airline reservation and airline ticketing services, and auto rentals with no on-site storage of vehicles. Administrative services include advertising, computer program design, data processing, architectural design, engineering, landscape design, insurance, investment, legal and medical/dental offices. This classification includes medical/ dental laboratory incidental to an office use but excludes banks and savings and loan associations.
- (2) Governmental Offices: Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance facilities for vehicles.

(c) Commercial Retail

- (1) Food/Grocery Sales: Retail sales of prepared food and food for home preparation. This includes bakeries, candy stores, ice cream stores, and delicatessens, as well as grocery stores and supermarkets.
- (2) Retail Sales: This classification includes department stores, drug stores, dispensing opticians, clothing stores, fabric stores, resale and pawn shops, pet stores and businesses retailing the following goods: toys, hobby materials, books, guns, cameras, photographic supplies, electronic equipment, compact discs, sporting goods, shoes, office supplies, stationery, medical supplies, bicycles, and new automotive parts and accessories (excluding service and installation).
- (3) Wholesale/Retail Sales: Establishments engaged in wholesaling and retail sales of food/grocery and retail goods as defined in Section 103.1925(c) including the storage and open-air handling of goods. At least twenty-five percent (25%) of the gross floor area must be devoted to retail sales.

(d) Commercial Services

- (1) Ambulance Services: Provision of emergency medical care or transportation, including incidental storage and maintenance of vehicles.
- (2) Animal Hospitals: Establishments where small animals receive medical and surgical treatment. This classification includes only those facilities that are entirely enclosed, soundproofed, and air-conditioned. Grooming and temporary boarding (up to 30 days) of animals is included if incidental to the hospital use.
- (3) Artists' Studios: Work space for artists and artisans, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft.
- (4) Banks, Credit Unions, and Savings and Loan Associations: Financial institutions that provide retail banking services. This classification applies only to those institutions engaged in the on-site circulation of cash.
- (5) Banquet Facilities, Clubs and Lodges: Commercial, private or nonprofit dining, meeting, recreational, or social facilities used primarily by members and guests, including those provided as a secondary use with visitor accommodations.
- (6) Building Materials and Services: Retailing, wholesaling, or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and building contractors' yards, but excludes activities classified under Vehicle/Equipment Sales and Services, paragraph F, of this Section.
- (7) Business and Home Services: Establishments providing appliance repair, office machine repair, building maintenance (janitorial), landscape maintenance, window cleaning, upholstering, graphic design, drafting, blueprinting, typesetting, printing, copying, or photographic services. This classification excludes uses specified in paragraphs B and F of this Section.
- (8) Catering Services: Preparation and delivery of food and beverages for off-site consumption without provision for on-site pick-up or consumption.
- (9) Commercial Recreation and Entertainment: Provision for participant

or spectator recreation or entertainment. Typical uses include game center, billiard parlor, bowling alley, ice-and roller-skating rink, miniature golf course, tennis/racquetball court, and theatre.

- (10) Commercial Communications Facilities: Broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms; television or recording studios; telephone switching centers; and telegraph offices.
- (11) Eating and Drinking Establishments: Businesses serving or selling prepared food or beverages, including wine or beer with meals, for consumption on or off the premises. This use includes cocktail lounges, bars, and taverns with live entertainment.
- (12) Laboratories: Establishments providing medical or dental laboratory services; or establishments that provide photographic, analytical, or testing services.
- (13) Mortuaries: Provision of services such as preparing the deceased for burial and conducting funerals. This classification excludes cemeteries, crematoriums, and columbariums.
- (14) Nurseries, Plant: Establishments primarily engaged in the sale of plants, where all merchandise other than plants is kept within an enclosed building or a fully screened enclosure and fertilizer of any type is stored and sold in package form only.
- (15) Personal Improvement Services: Provision of instructional services or facilities, including photography, fine arts, crafts, dance or music studios, driving schools, business and trade schools, reducing salons, and fitness studios.
- (16) Personal and Convenience Services: Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, tailors, shoe repair shops, dry cleaning agencies (excluding bulk cleaning), photocopying, and self-service laundries.
- (17) Research and Development Services: Establishments primarily engaged in industrial or scientific research, including limited product testing. This classification includes electron research firms or pharmaceutical research laboratories but excludes manufacturing or medical testing and analysis.

- (18) Visitor Accommodations:
- (A) Bed and Breakfast Inns: Establishments offering lodging on a less-than-weekly basis with incidental eating and drinking service (for lodges only) provided from a single kitchen.
 - (B) Hotels and Motels: Establishments offering lodging with or without meals and having kitchens in no more than sixty percent (60%) of the guest units. This classification includes eating, drinking, and banquet service.
 - (C) Single-Room Occupancy: A dwelling unit within a hotel providing sleeping and living facilities in which cooking and sanitary facilities may be provided within the unit or shared, and as further defined in Land Development Code Section 113.0103. SRO's are considered a commercial use and should follow the appropriate building codes for commercial development.
- (e) Public and Semi-Public
- (1) Ballpark, Stadiums and Arenas: Public or private facilities designed primarily for the purpose of observing or participating in organized sporting and entertainment events and other activities involving large assemblages of people.
 - (2) Colleges and Universities: Public or private educational institutions that offer a course of study leading to a recognized degree, including facilities incidental to training and education in support of the college or university curriculum, students or faculty.
 - (3) Community and Human Care Facilities Limited:
 - (A) Day Care, Adult: Provision of nonmedical care for seven or more adults on a basis of less than twenty-four (24) hours.
 - (B) Drug Abuse Centers: Facilities offering drop-in services for persons suffering from drug abuse, including treatment and counseling with no provision for on-site residence or confinement.

- (C) Primary Health Care: Medical services, including clinics, counseling, and referral services to persons afflicted with bodily or mental disease or physical injury without provision for on-site residence or confinement.
 - (D) Emergency Kitchens: Establishments offering food for the "homeless" and others in need.
 - (E) Emergency Shelters: Establishments offering food and shelter programs for "homeless" people and others in need. This classification does not include facilities licensed for residential care, as defined by the State of California, which provide supervision of daily activities.
 - (F) Neighborhood Recovery Centers: Drop-in facilities for persons suffering from problems associated with alcohol abuse with no provisions for on-site residence or confinement.
 - (G) Residential Alcohol Recovery, General: Facilities providing twenty-four (24) hour care for more than six (6) persons suffering from problems associated with alcohol abuse, who are in need of personal services, supervision, protection, or assistance. These facilities may include an inebriate reception center as well as facilities for treatment, training, research, and administrative services but includes only those facilities licensed by the State of California.
 - (H) Residential Care, General: Twenty-four (24) hour nonmedical care for seven (7) or more persons, including wards of the Juvenile Court, in need of personal services, supervision, protection, or assistance essential to sustaining the activities of daily living. This classification includes only those facilities licensed by the State of California.
- (4) Correctional Placement Centers: Correctional Placement Centers means any building or place that is maintained and operated as a housing facility used for the confinement or placement of adults and as further described in Land Development Code Section 141.0406. This classification includes work furlough facilities, halfway houses and community correction centers.

- (5) Cultural Institutions: Nonprofit institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes libraries, museums, and nonprofit art galleries.
 - (6) Hospitals/Clinics: Facilities providing medical, surgical, psychiatric, or emergency medical service to sick or injured persons, primarily on an inpatient basis.
 - (7) Park and Recreation Facilities: Noncommercial parks, playgrounds, gymnasiums, recreation facilities and dedicated open spaces.
 - (8) Performing Arts/Theatres: Facilities providing live musical, dance and theatrical performances and film presentations other than those regulated as adult businesses.
 - (9) Religious Assembly: Facilities for religious worship and incidental religious education.
 - (10) Schools, Public or Private: Public or private elementary or secondary schools, or private schools that offer a curriculum comparable to that of the public schools of the State of California, excluding colleges and universities.
 - (11) Transportation Facilities, General: Facilities for loading, unloading, and transferring passengers, baggage, and incidental freight among different modes of transportation. This classification includes bus terminals, shipping terminals and rail transit.
 - (12) Transportation Facilities, Limited: Bus transit stops and trolley stations.
- (f) Vehicle/Equipment Sales and Services
- (1) Automobile Rentals: Rental of automotive vehicles, including storage and incidental maintenance but excluding maintenance requiring pneumatic lifts.
 - (2) Automobile Washing and Detailing: Washing, waxing, or cleaning of automobiles or similar light vehicles.
 - (3) Service Stations: Establishments engaged in the retail sale of gas, diesel fuel, lubricants, parts, and accessories. This classification

includes incidental maintenance and repair of automobiles and light trucks but excludes body and fender work or repair of heavy trucks or vehicles.

- (4) **Vehicle/Equipment Sales and Rentals:** Sale and rental of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, small-scale construction equipment and similar equipment, including storage and incidental maintenance.
- (5) **Vehicle/Equipment Repair, Limited:** Repair of automobiles, trucks, motorcycles, mobile homes, or recreational vehicles, including the sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, wheel and brake shops, and tire sales and installation but excludes vehicle dismantling or salvage, tire retreading or recapping, and body and fender shops.

(g) **Industrial**

- (1) **Industry, General:** Manufacturing of products, primarily from extracted or raw materials, or bulk storage and handling of such products and materials. This classification includes food processing and packaging, laundry and dry cleaning plants, automobile dismantling within an enclosed building, and stonework and concrete products manufacture but excludes industrial activities; e.g., acid manufacture, concrete ready-mix plants, explosives manufacture or storage, fertilizer manufacture, glue manufacture, petroleum refining, smelting, stockyards, and activities involving hazardous materials and wastes.
- (2) **Industry, Limited:** Manufacture of finished parts or products, primarily from previously prepared materials within an enclosed building. This classification includes processing, fabrication, assembly, treatment, and packaging, but excludes basic industrial processing from raw materials, and food processing.
- (3) **Maintenance and Service Facilities:** Facilities providing maintenance and repair services for vehicles and equipment and materials storage yards. This classification includes construction yards, equipment service centers, taxi yards, bus and trolley yards, and similar facilities.
- (4) **Marine Industry:** Manufacturing, distributing, and processing of goods

and the provision of services related to and supporting defense, research, shipping, fishing, and tourism.

- (5) **Trucking Terminals:** Storage and distribution facilities having more than six (6) buses and/or trucks of two (2) tons or greater on the premises at one time.
 - (6) **Utilities:**
 - (A) **Major:** Refuse collection facilities and similar facilities of public agencies or public utilities, excluding hazardous wastes from refuse collection facilities.
 - (B) **Limited:** Electrical substations and utility facilities that are necessary to support legally established uses that involve only structures related to electrical distribution lines and transmission lines.
 - (7) **Wholesaling, Distribution and Storage:** Establishments primarily engaged in wholesaling, storage, and bulk sales distribution, including open-air handling of materials and equipment but excluding storage of flammable or hazardous materials. Typical uses include wholesale distributors, wholesale showrooms, storage warehouses, and moving and storage firms.
- (h) **Parking**
- (1) **Surface Parking:** Parking that is not enclosed in a structure. Surface parking is considered an interim use and is permitted through a conditional use permit (CUP) process.
 - (2) **Structured Parking:** Free standing parking structures that are not associated with a specific project and that provide parking to the general public.
 - (3) **Project Parking:** Free standing parking structures that are associated with a specific project and that are constructed on- or off-site to the project.
- (i) **Accessory Uses Accessory Uses and Structures:** Uses and structures that are

incidental and subordinate to the primary use and are customarily found on the same site.

(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000; amended 11-8-1999 by O-18707 N.S.)

TABLE IV OF SECTION 103.1925
LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS

LAND USE CLASSIFICATIONS (As defined in section 103.1925)	LAND USE DISTRICTS							
	Commercial Office A	Rec./Vis./ Marine B	Mixed Use/ Res. Emph. C	Mixed Use D	Commercial Services E	Institutional F	Hotel/ Residential G	Sports/ Entertain. H
A. RESIDENTIAL								
Group Residential	X	X	X	X	X	X	X	X
Live/Work Quarters (Loft)	X	X	X	X	X	-	X	X
Living Units	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP
Multifamily Residential	X	X	X	X	X	X	X	X
Senior Citizen Housing	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP
B. COMMERCIAL/PROFESSIONAL OFFICE								
Professional & Business Offices	X	X	X	X	X	-	X	X
Governmental Offices	X	X	X	X	X	-	X	X
C. COMMERCIAL RETAIL								
Food/Grocery Sales	X	X	X	X	X	-	X	X
Retail Sales	X	X	X	X	X	-	X	X
Wholesale/Retail Sales	X	X	X	X	X	-	X	X
D. COMMERCIAL SERVICES								
Ambulance Services	X	-	-	X	X	-	-	-
Animal Hospitals	X	-	-	X	X	-	-	-
Artist's Studios	X	X	X	X	X	-	X	X
Banks, Credit Unions, and Savings and Loan Associations	X	-	X	X	X	-	X	X
Banquet Facilities, Clubs & Lodges	X	X	X	X	X	-	X	X
Building Materials & Services	X	-	-	X	X	-	-	-
Business & Home Services	X	-	X	X	X	-	X	X
Catering Services	X	-	X	X	X	-	X	X
Commercial Recreation & Entertainment	X	X	X	X	X	-	X	X
Commercial Communication Facilities	X	-	-	X	X	-	-	X
Eating & Drinking Establishments	X	X	X	X	X	-	X	X
With Alcoholic Beverage Service	CUP	CUP	CUP	CUP	CUP	-	CUP	X
With Live Entertainment	X	X	CUP	X	X	-	X	CUP
Laboratories	X	-	X	X	X	-	X	X
Mortuaries	X	-	X	X	X	-	X	-
Nurseries, Plant	X	-	X	X	X	-	X	X
Personal Improvement Services	X	-	X	X	X	-	X	X
Personal & Convenience Services	X	X	X	X	X	-	X	X
Research & Development Services	X	-	-	X	X	-	-	X
Visitor Accommodations								
Bed & Breakfast Inns	X	X	X	X	X	-	X	X
Hotels & Motels	X	X	-	X	X	-	X	X
Single Room Occupancy	X	X	X	X	X	-	X	X
E. PUBLIC AND SEMIPUBLIC								
Ballparks, Stadiums and Arenas	-	-	-	-	-	-	-	X
Colleges & Universities	X	-	X	X	X	X	X	X
Community & Human Care Facilities	CUP	-	-	CUP	CUP	-	-	-
Correctional Placement Centers	CUP	-	-	CUP	CUP	-	-	-
Cultural Institutions	X	X	X	X	X	X	X	X
Hospitals/Clinics	X	-	-	X	X	-	-	-
Park & Recreation Facilities	X	X	X	X	X	X	X	X
Performing Arts Theatres	X	X	X	X	X	X	X	X
Religious Assembly	X	-	X	X	X	-	X	X
Schools, Public or Private	X	X	X	X	X	X	X	X
Transportation Facilities								
General	X	X	-	X	X	-	-	-
Limited	X	X	X	X	X	X	X	X

X: Permitted

CUP: Conditional Use Permit required

- : Not Permitted

TABLE IV
LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS

LAND USE DISTRICTS Continued

LAND USE CLASSIFICATIONS (As defined in section 103.1925)	Commercial Office A	Rec./Vis./ Marine B	Mixed Use/ Res. Emph. C	Mixed Use D	Commercial Services E	Institutional F	Hotel/ Residential G	Sports/ Entertain. H
F. VEHICLE/EQUIPMENT SALES AND SERVICES								
Automobile Rentals	X	X	-	X	X	-	-	-
Automobile Washing & Detailing	X	X	-	X	X	-	-	-
Service Stations	CUP	CUP	CUP	CUP	CUP	-	CUP	-
Vehicle/Equipment Sale and Rentals	X	-	-	X	X	-	-	CUP
Vehicle/Equipment Repair, Limited	X	-	-	X	X	-	-	-
G. INDUSTRIAL								
Industry								
General	CUP	CUP	-	CUP	CUP	-	-	-
Limited	X	X	-	X	X	-	-	-
Maintenance & Service Facilities	-	X	-	-	X	-	-	-
Marine Industry	-	X	-	-	-	-	-	-
Trucking Terminals	-	-	-	-	X	-	-	-
Utilities								
Major	-	-	-	-	X	-	-	-
Limited	X	X	X	X	X	X	X	X
Wholesaling, Distribution & Storage	-	-	-	X	X	-	-	-
H. PARKING								
Surface Parking	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Structured Parking	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
I. ACCESSORY USES								
	X	X	X	X	X	X	X	X

X: Permitted

CUP: Conditional Use Permit required

- : Not Permitted

§103.1931 Purpose and Intent

The purpose of Sections 103.1931 through 103.1936 is to establish policies and criteria that support the land use and transportation objectives of the Centre City Community Plan. These sections are intended to establish standards that will:

- (a) Encourage a comprehensive transportation system with a major emphasis on public transit.
- (b) Meet the transportation requirements generated by development in Centre City.
- (c) Encourage public transit to, from, and within Centre City.
- (d) Reduce single occupancy vehicle trips to Centre City.
- (e) Limit the amount of off-street parking and reduce the amount of land area devoted exclusively to parking in Centre City.

(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1932 Boundaries

This Division applies to all property located in the Centre City Community Planning Area as shown in Figure 1 of this division, except for lands located within the jurisdiction of the San Diego Unified Port District which are subject to the provisions of the San Diego Port District Act, the Tidelands Trust and the California Coastal Act of 1976.

(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1933 Administration and Permits

- (a) Administration

The President of Centre City Development Corporation or his or her designee (the "President") shall administer this Ordinance.

- (b) Permit Required

- (1) The provisions of this Division shall apply to any construction, erection, conversion, establishment, alteration, enlargement, or change in use in any area of Centre City identified in Section 103.1932 that

results in an increase in dwelling units, rooms, off-street parking, or an increase in the gross square footage of a building by greater than twenty percent (20%) or five thousand (5,000) square feet, whichever is greater.

- (2) The requirements of this Division shall be subject to, and any conflicting requirements shall not apply to, any Disposition and Development Agreement or Owner Participation Agreement entered into by the Redevelopment Agency of The City of San Diego, or Development Agreement entered into by the City, prior to May 11, 1992, along with any amendments made thereto, including those amendments made after May 11, 1992.
- (3) The requirements of this Division shall not apply to modifications, repairs, or other alterations which do not require any type of permit issued by The City of San Diego.
- (4) The Development Services Department or the Engineering Department shall not issue any permit for the construction, erection, conversion, establishment, alteration, enlargement or change in use of any building or structure in any area of Centre City identified in Section 103.1932 until approval of a Centre City Parking Permit by the President has been obtained by the owner or applicant.

(c) Use of Existing Structures

The strict application of the parking requirements contained in Section 103.1936(a) and (b) as they apply to the conversion, alteration, or enlargement of existing structures may not meet the purpose and intent of this Division. Therefore, the President may grant exception to the parking requirements of Section 103.1936(a) and (b) for the conversion, alteration, or enlargement of existing structures if all of the following conditions are met:

- (1) The condition is unique to the property in question and is not created by an action or actions of the property owner or applicant.
- (2) The strict application of the requirements of this Division will constitute unnecessary hardship upon the property owner represented in the application.
- (3) Granting the exception will not adversely affect the health, safety, prosperity, or general welfare of adjacent property owners or residents.

- (4) Granting the exception will not conflict with the purpose and intent of this Division.
- (d) Other Applicable Planning and Zoning Regulations
 - (1) In evaluating and reviewing the appropriateness of any development for which a permit is required under this Division, the President shall utilize the provisions of this Division and the following as they apply and as they may be subsequently amended:
 - (A) Centre City Community Plan; April 28, 1992.
 - (B) Redevelopment Plan for the Centre City Redevelopment Project; April 28, 1992.
 - (C) Centre City Planned District Ordinance; April 28, 1992.
 - (D) Centre City Transit Ordinance; April 28, 1992.
 - (E) Gaslamp Quarter Planned District Ordinance; February 1990, codified in Chapter 10, Article 3, Division 4, of the Municipal Code.
 - (F) Marina Planned District Ordinance and Design Manual; August 1, 1988, codified as Chapter 10, Article 3, Division 20, of the Municipal Code.
 - (G) Redevelopment Plan for the Horton Plaza Redevelopment Project; July 25, 1972, on file in the office of the City Clerk as Document No. 740724.
 - (H) City of San Diego/Port District Memorandum of Understanding regarding the Central Bayfront Design Manual; September 25, 1989, on file in the office of the City Clerk as Document No. RR-274457.
 - (I) Centre City Streetscape Manual; April 28, 1992.
 - (2) Where not otherwise specified in this Division, the provisions of the San Diego Municipal Code shall apply.

- (3) The following provisions of the Land Development Code related to off-street parking are superseded by the provisions of this Division: Sections 142.0520, 142.0525, 142.0530, 142.0535, 142.0540, 142.0545, 142.0555, 142.0560(a)(2). All other provisions of Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations) apply.
- (4) In case of conflict with any other applicable legislation, the regulations of this Division shall apply.
- (5) The Navy Broadway Complex and other Navy property is located within the boundaries of various areas and districts described in this Division. Redevelopment of the Navy Broadway Complex, bounded by Broadway to the north, Pacific Highway to the east, and Harbor Drive to the west and south, is expected to be in accordance with the Navy's development plan and urban design guidelines as specified in a development agreement with the City and incorporating the Central Bayfront Design Principles adopted by the Bayfront Complex Coordinating Group on September 22, 1989, or as otherwise provided by law. Replacement of Navy facilities currently located at 1220 Pacific Highway may provide off-street parking at a ratio of two (2.0) spaces per one thousand (1,000) gross square feet.

(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1934 Application Procedures

Concurrent with the application for a Centre City Development Permit, a Marina Planned District Permit, or a Gaslamp Quarter Permit, the project applicant shall submit to the President or designated representative a Centre City Parking Permit application which is in conformance with the provisions of this Division.

(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1935 Project Review Procedures

(a) Administrative Review

Upon receipt of a complete Centre City Parking Permit application, the Executive Vice President shall conduct an administrative review. No public hearing is required for this review.

(b) Permit Issuance

If the President approves a Centre City Parking Permit, the application shall be referred to Building Inspection or the City Engineer for any other action as necessary.

(c) Permit Denial

If the President denies a Centre City Parking Permit, he or she shall issue findings in writing of the nonconformance with the provisions of this Division.

(d) Permit Time Limits

Centre City Parking Permit approval under this Division shall be in effect for a period of three (3) years. If a building permit has not been obtained within three (3) years the Centre City Parking Permit is no longer valid, and if the project is to proceed, the applicant must reapply for a Centre City Parking Permit pursuant to legislation that exists at that time.

(e) Permit Revocation

The President at any time may revoke a Centre City Parking Permit issued under this Division for failure to comply with the conditions of approval. Prior to such a revocation, the applicant shall be given a hearing after ten (10) calendar days' notice to show cause why the permit should not be revoked.

(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1936 Off-Street Parking Requirements

(a) Minimum Off-Street Parking

(1) No minimum off-street parking requirements shall apply to any non-residential use permitted within Centre City.

(2) Minimum off-street parking requirements apply to residential and single room occupancy land uses and shall be as follows:

(A) The minimum number of parking spaces for Group Residential projects shall be 0.1 spaces per room.

- (B) The minimum number of parking spaces for Live/Work Quarters shall be 0.5 spaces per unit.
 - (C) The minimum number of parking spaces for Living Units shall be 0.9 spaces per living unit.
 - (D) The minimum number of parking spaces for studio units shall be 0.5 spaces per unit.
 - (E) The minimum number of parking spaces for multi-family housing shall be 0.5 spaces per unit.
 - (F) The minimum number of parking spaces for senior housing shall be as determined by condition of approval.
 - (G) The minimum number of parking spaces for single room occupancy hotels shall be 0.2 spaces per unit.
- (3) For premises with two (2) or more dwelling units (excluding senior housing) the required number of motorcycle spaces is five percent (5%) of the total number of dwelling units.
 - (4) For premises with two (2) or more dwelling units (excluding senior citizen housing) the minimum number of secured bicycle storage facilities required is twenty percent (20%) of the total number of dwelling units. Bicycle storage facilities shall be enclosed with access restricted to authorized persons. If a storage room is used, bicycles shall be locked to a stationary object inside the room.
- (b) Transportation Demand Management
- (1) Transportation Demand Management ("TDM") for the purposes of this Division, is a program of specific measures shown in Table 1 of Section 103.1936, implemented by the project applicant that will result in a reduction of single- occupant-vehicle trips into Centre City.
 - (2) For the purposes of this Division, TDM measures shall not apply to any residential development.
 - (3) All applicants shall achieve a minimum of twenty- four (24) points by implementing TDM measures as contained in Table 1 of Section 103.1936.

TABLE 1 OF SECTION 103.1936
TRANSPORTATION DEMAND MANAGEMENT

Points	Measure
10	Proximity to public transit (within approximately 1,320 feet)
8	Preferential car pool and/or van pool parking (two percent (2%) of permitted off-street maximum)
8	On-site commuter and car pool/van pool waiting area
6	On-site bicycle storage, lockers and shower facilities (one each per 25,000 square feet)
6	Provision of "Fleet Vehicles" for property tenants
4	On-site transit amenities (bus shelter with seating and lighting)
2	On-site transit pass sale and information area
2	On-site day care facilities
2	Membership in a Transportation Demand Management Association
48	TOTAL

(Amended 1-9-2001 by O-18909 N.S.)